



THE CITY OF SAN DIEGO

**DEVELOPMENT SERVICES DEPARTMENT**

Date of Notice: March 18, 2005

**PUBLIC NOTICE OF REVIEW OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT  
JO: 42-2956**

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A draft Environmental Impact Report (EIR) has been prepared by the City of San Diego, Land Development Review Division, for the project listed below. **Written comments regarding the adequacy of the draft EIR must be sent to the following address by May 2, 2005: Martha Blake, Associate Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101 or e-mail your comments to [DSDEAS@sanidiego.gov](mailto:DSDEAS@sanidiego.gov) with the Project Number 40351 in the subject line. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding.** A final EIR incorporating public input will then be prepared for consideration by decision-making authorities.

**General Project Information:**

- Project No. **40351** , SCH No. **2004081201**
- Community Plan Area: **Greater North Park**
- Council District: **3**

**SUBJECT: Lafayette Hotel & Residences.** SITE DEVELOPMENT PERMIT (SDP) and VESTING TENTATIVE MAP (VTM) to allow the construction of a mixed-use development located immediately south of the existing, historic Lafayette Hotel. The project site is a 2.38-acre site, encompassing the city block bounded by El Cajon Boulevard, Mississippi and Louisiana Streets, and Howard Avenue. The project proposes the development of a 4- to 17-story, 172-foot-tall, 290,426-square-foot multi-family residential condominium building that would house 42 affordable units, 229 market rate units, and seven hotel units. It also proposes the development of a two-story, 9,843-square-foot hotel building that would house eight hotel units. A three-level, subterranean parking garage would be constructed underneath these structures, providing 500 parking spaces. Additionally, the project would reconstruct the existing swimming pool and clock tower located at the Lafayette Hotel. A SDP would be required for this project for development within the Mid-Cities Planned District Ordinance (PDO), from which the project would deviate in setbacks, height limits, floor area ratio, lot coverage, and density. A VTM would be required for the proposed condominium development. The project site is located within the Greater North Park Community Plan area, the Mid-Cities Planned District and the North Park Redevelopment Project area (APN 445-402-01).

**Applicant:** Urban Housing Partners

**Recommended Finding:** Based on an Initial Study, it appears that the proposed project may result in significant environmental impacts in the following areas: Land Use, Transportation and

Circulation, Visual Quality/Neighborhood Character, Cultural Resources, Paleontology, and Solid Waste. Areas within the project site are not included on Government Code Listings of hazardous waste sites.

**Availability in Alternative Format:** To request the draft EIR and/or supporting documents in alternative format, call the Development Services Department at (619) 446-5000 or (800) 735-2929 (TEXT TELEPHONE).

**Additional Information:** The draft EIR and supporting documents may be reviewed, or purchased for the cost of reproduction, at the City's Development Services Center, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. The document is also available for review at the following locations:

North Park Branch Library, 3795 31st St., San Diego, CA 92104-3720; Telephone Number: (619) 533-3972

For environmental review information, contact Martha Blake at (619) 446-5375. For information regarding public meetings/hearings on this project, contact Dan Stricker at (619) 446-5251. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnoticeqa.html>), and distributed on March 18, 2005.

Chris Zirkle, Assistant Deputy Director  
Development Services Department